



**Southfield Avenue**

Far Cotton, Northampton

**oriordanbond**  
SALES & LETTINGS





# Southfield Avenue

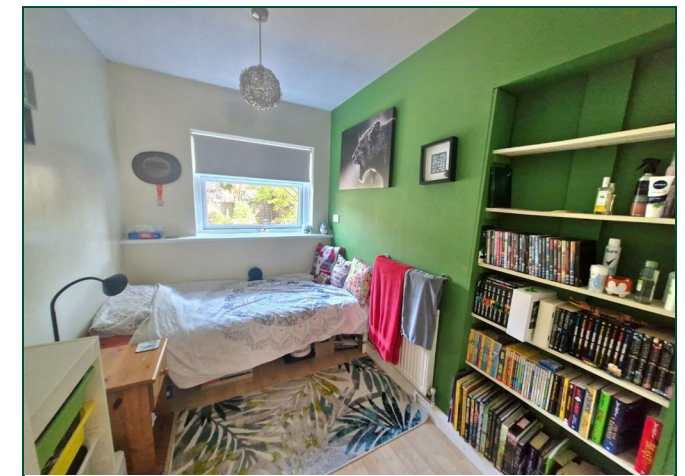
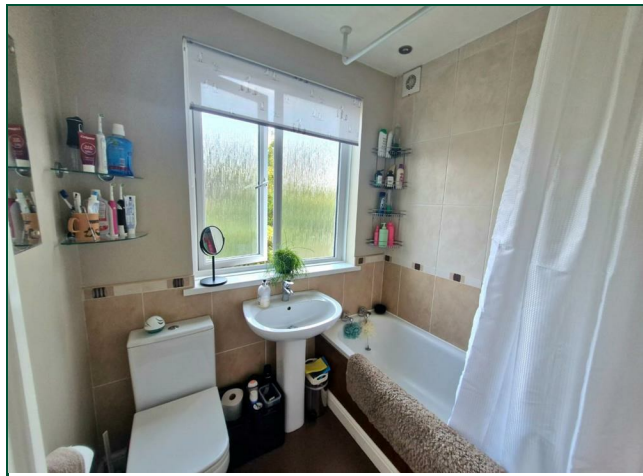
Far Cotton  
NN4 8AQ

Price  
£240,000

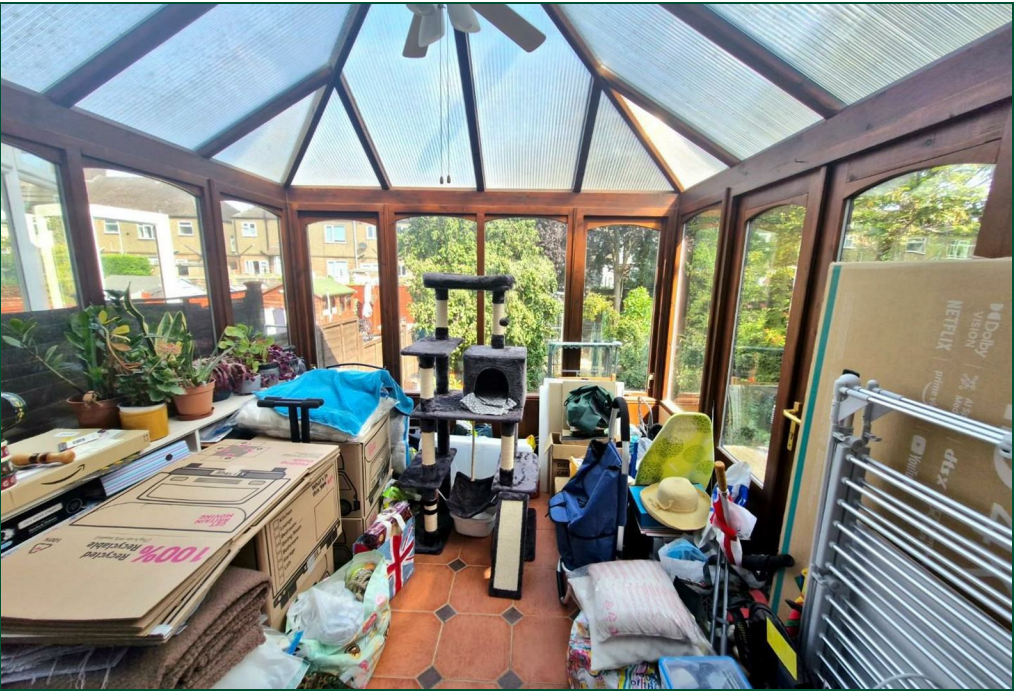
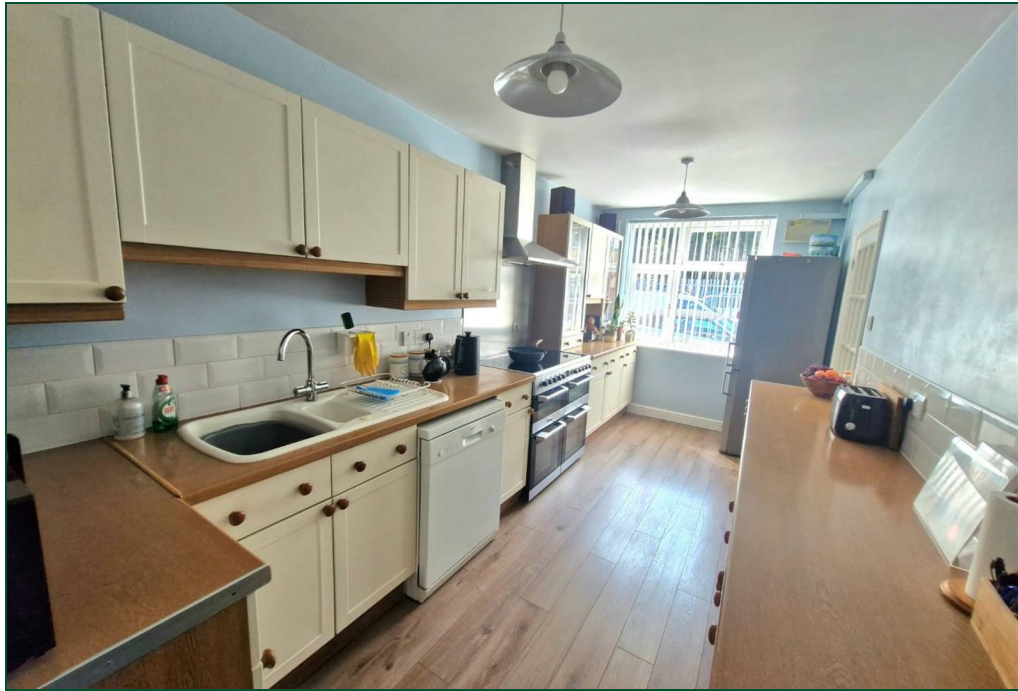
**This nicely presented extended four bedroom semi-detached home is offered for sale in the very popular area of Far Cotton, part of NN4. The property provides good access to local amenities, schools and Delapre Park.**

The accommodation comprises entrance hall with stairs to first floor, living room with bay window to front open to dining room, modern fitted kitchen, utility room, conservatory and a ground floor bedroom. On the first floor are three bedrooms and a family bathroom. Outside is a small front courtyard garden enclosed by low-level brick wall. The rear garden has a decked seating area with steps down to a central lawn with an abundance of flowers, tree and shrub borders and a further patio area with timber shed and greenhouse. Further benefits include uPVC double glazing and gas radiator heating. (B/1080/M)

- Extended four bedroom semi-detached home
- Living room open to dining room
- Modern fitted kitchen with utility room
- Conservatory
- Gas radiator heating
- Private enclosed rear garden

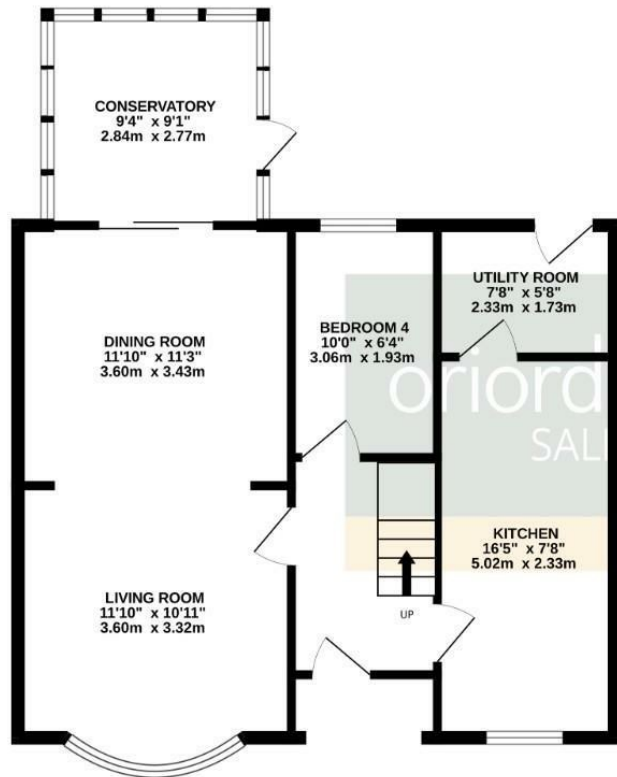




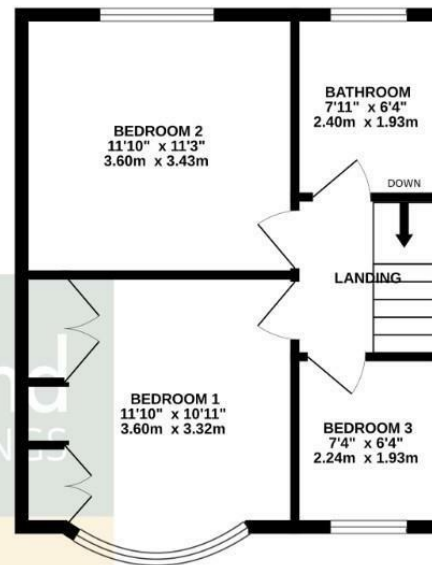




GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.

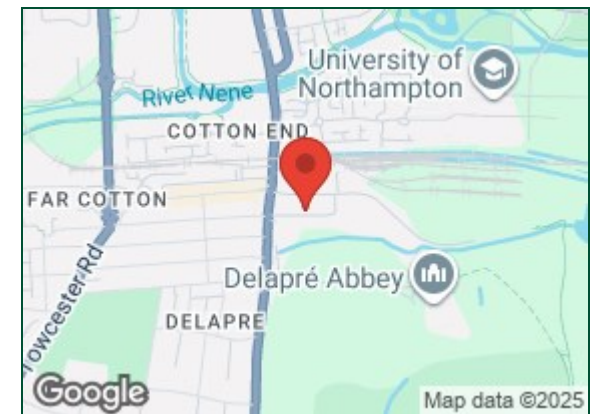


1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Additional information

- Council Tax Band: B
- Energy Efficiency Rating: D

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Far Cotton Sales**

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